

REALTY IS ACTIVE DESPITE WEATHER

Transactions of Last Six Days
Exceed Business of First
Week in March.

Spring-like activity prevailed in the realty market during the third week of March, despite the forecast of cold weather. The number of transactions exceeded the business of the initial week of the month, though falling slightly behind the record of the previous week. The last six days, however, saw the sales of more important properties than featured in the activity of the second week of March.

The transfer of the Avondale apartments, at 1728 P street northwest, to Mrs. Emma J. Walter for a consideration of \$25,000 takes second place in the month's record of high-priced sales. It was executed only by the purchase of the Arlington Hotel for \$87,000.

These were the most important of the last six days. Wednesday was the busiest day of the week, having thirty-nine sales to its credit. Thursday ranked second, with twenty-nine sales. There were nineteen transfers effected on Monday and a like number yesterday.

Eighteen sales were reported for Saturday's half-day. Suburban property appeared to be in greatest demand this week, and fifty-seven parcels changed owners.

The northwest section and the near-by district, ran a close race for second place, northwest winning by a margin of one lot. There were eight lots sold in that section and forty-seven lots transferred in the rival district.

The most interesting transfer of yesterday involved the new office building, at 1430 K street northwest, where Harry Wardman has his real estate office.

Mr. Wardman sold the property to Anthony P. Lucas, Messrs. Wardman and Bones and Thomas Bones conveyed to the new owner a lease of the premises for a term of five years. The annual rent was \$4,725.

Loans Advance Well.
The Oakman apartments, at 23 and 25 Morgan street northwest figured twice in the recent realty transfers.

Charles W. Michael purchased the property for a few days on Thursday sold it to Emory L. Cohen. The consideration was not stated.

Michael's Holshelien increased his realty holdings in the city this week by acquiring the business property at 137 and 139 Seventh street northwest. He paid \$12,000 for the lots.

The late Henry M. Baker, a realtor, bought at a foreclosure sale an original lot on Nineteenth street northwest, between B and C streets. The price was \$2,500.

An advance of nearly 20 per cent is noticeable in the loans of the last six days. The sum of \$12,000 for the purchase of 16 lots at an average rate of 5.6 per cent.

Burnham loans had the lion's share of the week's business, reaching a total of \$47,250. The building associations advanced to members \$1,500. The sum of all the money advanced for the purchase of property was \$33,647.77.

Northwest property was pledged for an aggregate of \$1,500. The record of loans in the other city sections was: Northeast, \$23,900; southeast, \$35,650; southwest, \$13,000.

Exchanges Residence
For Office Building
Harry Wardman and Thomas Bones yesterday conveyed their two-story office building at 1430 K street to Anthony P. Lucas, taking in part to exchange the three-story residence property formerly owned by Mr. Lucas, at 1504 Sixteenth street.

The considerations in the deeds were nominal. Simultaneously with the transfer of the office building in K street, Mr. Wardman took over the real estate office of the premises. The aggregate annual rental is said to be about \$1,100.

The attractive two-story improvement known as 1420 K street, formerly owned by the passers-by as being distinct in its classic outlines. Massive Greek columns ornament the entrance in series of three. The frontage in K street is about thirty-five feet by a depth of 120 feet.

The residence at 1604 Sixteenth street is an attractive three-story dwelling among the most improved of lower Sixteenth residences.

SANSBURY COMPANY FINDS REAL BOOM

Aggregate in Recent Sales of
\$64,625 Felt to Indicate
Confidence in Prospects.

Reporting a new impetus to the real estate trade in smaller residence properties of the city, with confidence in considerable prospects with the return of spring, the N. L. Sansbury Company today gave out a statement of recent sales aggregating \$64,625.

They sold three residences of a new development known as Rock Creek Vista, near the new entrance of Rock Creek Park. They were 1612, 1623, and 1631. One of these was purchased by James R. Campbell, the others by purchasers known to the brokers.

The sales totaled \$22,150. Lewis S. Brunninger, builder, built the properties. For Kennedy Bros. they sold 612 Lexington street northeast for \$12,500. This is the last of forty-two houses built in that square by Kennedy Bros. during the past year, all having been sold.

Connecticut avenue northeast. The highest sale price last week was \$100,000 at which was sold the premises at 1113 F street northeast.

Week's Transactions 133.
These were the most important of the last six days. Wednesday was the busiest day of the week, having thirty-nine sales to its credit. Thursday ranked second, with twenty-nine sales.

There were nineteen transfers effected on Monday and a like number yesterday. Eighteen sales were reported for Saturday's half-day.

Suburban property appeared to be in greatest demand this week, and fifty-seven parcels changed owners. The northwest section and the near-by district, ran a close race for second place, northwest winning by a margin of one lot.

There were eight lots sold in that section and forty-seven lots transferred in the rival district. The most interesting transfer of yesterday involved the new office building, at 1430 K street northwest, where Harry Wardman has his real estate office.

Mr. Wardman sold the property to Anthony P. Lucas, Messrs. Wardman and Bones and Thomas Bones conveyed to the new owner a lease of the premises for a term of five years. The annual rent was \$4,725.

Loans Advance Well.
The Oakman apartments, at 23 and 25 Morgan street northwest figured twice in the recent realty transfers.

Charles W. Michael purchased the property for a few days on Thursday sold it to Emory L. Cohen. The consideration was not stated.

Michael's Holshelien increased his realty holdings in the city this week by acquiring the business property at 137 and 139 Seventh street northwest. He paid \$12,000 for the lots.

The late Henry M. Baker, a realtor, bought at a foreclosure sale an original lot on Nineteenth street northwest, between B and C streets. The price was \$2,500.

An advance of nearly 20 per cent is noticeable in the loans of the last six days. The sum of \$12,000 for the purchase of 16 lots at an average rate of 5.6 per cent.

Burnham loans had the lion's share of the week's business, reaching a total of \$47,250. The building associations advanced to members \$1,500. The sum of all the money advanced for the purchase of property was \$33,647.77.

Northwest property was pledged for an aggregate of \$1,500. The record of loans in the other city sections was: Northeast, \$23,900; southeast, \$35,650; southwest, \$13,000.

Exchanges Residence
For Office Building
Harry Wardman and Thomas Bones yesterday conveyed their two-story office building at 1430 K street to Anthony P. Lucas, taking in part to exchange the three-story residence property formerly owned by Mr. Lucas, at 1504 Sixteenth street.

The considerations in the deeds were nominal. Simultaneously with the transfer of the office building in K street, Mr. Wardman took over the real estate office of the premises. The aggregate annual rental is said to be about \$1,100.

The attractive two-story improvement known as 1420 K street, formerly owned by the passers-by as being distinct in its classic outlines. Massive Greek columns ornament the entrance in series of three. The frontage in K street is about thirty-five feet by a depth of 120 feet.

CLUB BUYS HOME OF EX-VICE PRESIDENT

Week's High Total of \$2,000,000 in Realty Deals Swelled
by Government Purchase.

More than \$2,000,000 was involved in realty operations here in the last six days. More high class properties changed hands this week than in any similar period during many months.

The sale of the Northumberland apartment by Harry Wardman to William J. Jackson at a price said to be \$750,000, was the largest transaction of the week. William Hitz, jointly with J. S. Flannery, as trustees of the property at 1100 to 1106 Connecticut avenue, purchased adjoining land in L street for \$125,000.

Business property at 92 and 94 Commercial National Bank stock rose another point when the bid was raised to 185 today. None was offered under 210.

Initial quotations on Washington, Baltimore and Annapolis issues were posted today. The bid on the common stock, which was listed yesterday with the preferred and the 5 per cent bonds, was 10, on the preferred, 35, and on the bonds, 100.

There was a good volume of bond trading again today. Four \$1,000 Capital Traction 5's sold at 105 1/2 and a \$500 Washington Railway 4's at 105 1/2.

There was also a sale of a \$500 United States Registered 3 per cent bonds, which were sold at 105 1/2. A Washington Loan and Trust sold at 23, and 21 shares of Gas sold at 25.

Except for some improvement in retail trade brought about by the coming of warmer weather, the market was uneventful in the weekly reviews of the mercantile agencies today. R. G. Dunn & Co.'s review says, in part, as follows:

"Expected improvement in trade conditions has not as yet materialized, and the indications for the future are not as bright as in certain directions, there is still a lack of uniformity in reports from the leading centers. A somewhat backward movement in the retail trade is noticeable, and the distribution of seasonal merchandise and outdoor work also is hampered by weather conditions."

"On the other hand, conditions in wool have improved perceptibly, and reported plants are reported to be running at about normal capacity. Trade in footwear has broadened somewhat with the advent of the Easter season, and quotations maintain previous firmness."

"With the falling off in new demands in iron and steel the price situation reflects increased ease. Quotations now lack stability and concessions are noted in several directions, especially in plate, bars and shapes. A considerable structural work is pending and current business is of fair volume."

"Production of cotton goods is being restricted in certain directions owing to the low prices offered on contracts and the decline in the price of raw materials. Distribution in jobbing lines is irregular, and with the advent of higher temperatures, special effort will be made to stimulate the market."

Advances are still noted on men's wear for fall, while increased values are also noted in the leather merchandise for prompt shipment."

Bradstreet's Review says in part as follows:

"Retail expands where bright, warm weather prevails, and jobbers feel some of this in orders for the late spring season. The outlook for the future is normal and new financial operations go forward haltingly. Distant buying is slow, but the market is steady. Iron and steel it is claimed that orders for finished steel must come out if mill production is to continue at the present rate."

"Money is plentiful and banks take prime deposits at 4 per cent. The building associations are not being floated largely because bankers withhold loans."

Commercial failures for the week, according to Bradstreet's, were 220, as against 210 for the week ending March 23. The number of failures for the week ending March 23 was 220, as against 210 for the week ending March 23.

A claim that the railways of the United States are under paid \$200,000,000 annually for carrying the mail, was made by the committee on railway mail pay representing 34 railroads handling mail on 21,000 miles of road, in a pamphlet issued today by the committee.

Ralph Peters, president of the Long Island Railroad Company, said that while postoffice revenues increased over \$63,000,000 from 1907 to 1912, the railway mail pay for that time actually decreased over \$300,000, because the parcel post was established.

The pamphlet also shows that although the Postoffice Department estimates a further increased annual revenue of about \$60,000,000 on account of the parcel post, the railway mail pay has been taken adequately to compensate the railroads for carrying the increased burden.

LOCAL AND NEW YORK CAPITAL TRACTION MAKES NEW LOW

The Stock Also Becomes Active
on Local Exchange—Commercial Gains.

Capital Traction became active on the local stock exchange today, and sold in considerable volume. One hundred and thirty-six shares sold at 10, twenty-five shares at 10 1/2, and a final five shares at 10 1/2, making a new low record.

Washington Railway, common, sold at 8 1/2 for a quotation lot, and five shares of the preferred sold at 8 1/2.

Commercial National Bank stock rose another point when the bid was raised to 185 today. None was offered under 210.

Initial quotations on Washington, Baltimore and Annapolis issues were posted today. The bid on the common stock, which was listed yesterday with the preferred and the 5 per cent bonds, was 10, on the preferred, 35, and on the bonds, 100.

There was a good volume of bond trading again today. Four \$1,000 Capital Traction 5's sold at 105 1/2 and a \$500 Washington Railway 4's at 105 1/2.

There was also a sale of a \$500 United States Registered 3 per cent bonds, which were sold at 105 1/2. A Washington Loan and Trust sold at 23, and 21 shares of Gas sold at 25.

Except for some improvement in retail trade brought about by the coming of warmer weather, the market was uneventful in the weekly reviews of the mercantile agencies today. R. G. Dunn & Co.'s review says, in part, as follows:

"Expected improvement in trade conditions has not as yet materialized, and the indications for the future are not as bright as in certain directions, there is still a lack of uniformity in reports from the leading centers. A somewhat backward movement in the retail trade is noticeable, and the distribution of seasonal merchandise and outdoor work also is hampered by weather conditions."

"On the other hand, conditions in wool have improved perceptibly, and reported plants are reported to be running at about normal capacity. Trade in footwear has broadened somewhat with the advent of the Easter season, and quotations maintain previous firmness."

"With the falling off in new demands in iron and steel the price situation reflects increased ease. Quotations now lack stability and concessions are noted in several directions, especially in plate, bars and shapes. A considerable structural work is pending and current business is of fair volume."

"Production of cotton goods is being restricted in certain directions owing to the low prices offered on contracts and the decline in the price of raw materials. Distribution in jobbing lines is irregular, and with the advent of higher temperatures, special effort will be made to stimulate the market."

Advances are still noted on men's wear for fall, while increased values are also noted in the leather merchandise for prompt shipment."

Bradstreet's Review says in part as follows:

"Retail expands where bright, warm weather prevails, and jobbers feel some of this in orders for the late spring season. The outlook for the future is normal and new financial operations go forward haltingly. Distant buying is slow, but the market is steady. Iron and steel it is claimed that orders for finished steel must come out if mill production is to continue at the present rate."

"Money is plentiful and banks take prime deposits at 4 per cent. The building associations are not being floated largely because bankers withhold loans."

Commercial failures for the week, according to Bradstreet's, were 220, as against 210 for the week ending March 23. The number of failures for the week ending March 23 was 220, as against 210 for the week ending March 23.

A claim that the railways of the United States are under paid \$200,000,000 annually for carrying the mail, was made by the committee on railway mail pay representing 34 railroads handling mail on 21,000 miles of road, in a pamphlet issued today by the committee.

Ralph Peters, president of the Long Island Railroad Company, said that while postoffice revenues increased over \$63,000,000 from 1907 to 1912, the railway mail pay for that time actually decreased over \$300,000, because the parcel post was established.

The pamphlet also shows that although the Postoffice Department estimates a further increased annual revenue of about \$60,000,000 on account of the parcel post, the railway mail pay has been taken adequately to compensate the railroads for carrying the increased burden.

WASHINGTON STOCKS.

GOVERNMENT BONDS.	
U. S. Reg. 2's.	104 1/2
U. S. Coupon 2's.	104 1/2
U. S. Reg. 3's.	104 1/2
U. S. Coupon 3's.	104 1/2
U. S. Reg. 4's.	104 1/2
U. S. Coupon 4's.	104 1/2
U. S. Reg. 5's.	104 1/2
U. S. Coupon 5's.	104 1/2

RAILROAD BONDS.	
Cap. Traction R. 5's.	105 1/2
Cap. Traction P. 5's.	105 1/2
City & Suburban 5's.	105 1/2
Columbia R. 5's.	105 1/2
Col. & Elec. 5's.	105 1/2
Metropolitan R. 5's.	105 1/2
Wash. Ry. & Elec. 4's.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2

MISCELLANEOUS BONDS.	
Potomac Elec. Light 5's.	105 1/2
Potomac Elec. Light 6's.	105 1/2
Potomac Elec. Light 7's.	105 1/2
Potomac Elec. Light 8's.	105 1/2
Potomac Elec. Light 9's.	105 1/2
Potomac Elec. Light 10's.	105 1/2
Potomac Elec. Light 11's.	105 1/2
Potomac Elec. Light 12's.	105 1/2
Potomac Elec. Light 13's.	105 1/2
Potomac Elec. Light 14's.	105 1/2

TIRE MACHINE STOCKS.	
Capital Traction.	105 1/2
Wash. Ry. & Elec.	105 1/2
Wash. Ry. & Elec. Pfd.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2
Wash. Ry. & Elec. 8's.	105 1/2
Wash. Ry. & Elec. 9's.	105 1/2
Wash. Ry. & Elec. 10's.	105 1/2
Wash. Ry. & Elec. 11's.	105 1/2

MINING STOCKS.	
Greene Cananea.	35
American Nat. Bank.	100
Metropolitan Nat. Bank.	100
Columbia Nat. Bank.	100
Commercial Nat. Bank.	100
U. S. Nat. Bank.	100
Federal Nat. Bank.	100
Lincoln Nat. Bank.	100
Metropolitan Nat. Bank.	100
Riggs Nat. Bank.	100

German (Berlin)—One load from Virginia.	Pr
W. D. Reeves—One load from Maryland.	ti
W. H. Chambers—One load from West Vir-	u
gini.	d
Local contractors—25 head.	h
SPECIAL ATTENTION:	SP
Men express company horses.	ti
Two pair mules.	u
Twenty farm mares, some in foal.	d
One extra nice road mare.	h
Private Sale All Day Every Day.	Pr
We carry the largest assortment of stock	ti
for both public and private sale of any stable	u
in the District of Columbia.	d
Everything must be as represented	h
money refunded.	SP
Stock can be inspected on Sunday, March 29.	ti
PHONE MAIN 1417.	u

NEW YORK STOCKS.

GOVERNMENT BONDS.	
U. S. Reg. 2's.	104 1/2
U. S. Coupon 2's.	104 1/2
U. S. Reg. 3's.	104 1/2
U. S. Coupon 3's.	104 1/2
U. S. Reg. 4's.	104 1/2
U. S. Coupon 4's.	104 1/2
U. S. Reg. 5's.	104 1/2
U. S. Coupon 5's.	104 1/2

RAILROAD BONDS.	
Cap. Traction R. 5's.	105 1/2
Cap. Traction P. 5's.	105 1/2
City & Suburban 5's.	105 1/2
Columbia R. 5's.	105 1/2
Col. & Elec. 5's.	105 1/2
Metropolitan R. 5's.	105 1/2
Wash. Ry. & Elec. 4's.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2

MISCELLANEOUS BONDS.	
Potomac Elec. Light 5's.	105 1/2
Potomac Elec. Light 6's.	105 1/2
Potomac Elec. Light 7's.	105 1/2
Potomac Elec. Light 8's.	105 1/2
Potomac Elec. Light 9's.	105 1/2
Potomac Elec. Light 10's.	105 1/2
Potomac Elec. Light 11's.	105 1/2
Potomac Elec. Light 12's.	105 1/2
Potomac Elec. Light 13's.	105 1/2
Potomac Elec. Light 14's.	105 1/2

TIRE MACHINE STOCKS.	
Capital Traction.	105 1/2
Wash. Ry. & Elec.	105 1/2
Wash. Ry. & Elec. Pfd.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2
Wash. Ry. & Elec. 8's.	105 1/2
Wash. Ry. & Elec. 9's.	105 1/2
Wash. Ry. & Elec. 10's.	105 1/2
Wash. Ry. & Elec. 11's.	105 1/2

MINING STOCKS.	
Greene Cananea.	35
American Nat. Bank.	100
Metropolitan Nat. Bank.	100
Columbia Nat. Bank.	100
Commercial Nat. Bank.	100
U. S. Nat. Bank.	100
Federal Nat. Bank.	100
Lincoln Nat. Bank.	100
Metropolitan Nat. Bank.	100
Riggs Nat. Bank.	100

lod happy in mind, destined to an-
 nate woman's greatest happiness as
 ure intended she should.
 he action of Mother's Friend makes
 muscle pliant and responsive to ex-
 tension. Thus all strain and tension
 on the nerves and ligaments is
 voided, and, in place of a period of
 discomfort and consequent dread it is
 a sea of calm repose and joyful ex-
 tention.
 ere there is no nausea, no morning sick-
 s, no nervous twitching, none of that
 ill strain and dread to so many
 men.
 his splendid remedy can be had of
 100 bottle. Write to
 edford Regulator Co., 232 Lamar
 ge, Atlanta, Ga., for their book to
 ecant women—Adv't.

NEW YORK STOCKS.

GOVERNMENT BONDS.	
U. S. Reg. 2's.	104 1/2
U. S. Coupon 2's.	104 1/2
U. S. Reg. 3's.	104 1/2
U. S. Coupon 3's.	104 1/2
U. S. Reg. 4's.	104 1/2
U. S. Coupon 4's.	104 1/2
U. S. Reg. 5's.	104 1/2
U. S. Coupon 5's.	104 1/2

RAILROAD BONDS.	
Cap. Traction R. 5's.	105 1/2
Cap. Traction P. 5's.	105 1/2
City & Suburban 5's.	105 1/2
Columbia R. 5's.	105 1/2
Col. & Elec. 5's.	105 1/2
Metropolitan R. 5's.	105 1/2
Wash. Ry. & Elec. 4's.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2

MISCELLANEOUS BONDS.	
Potomac Elec. Light 5's.	105 1/2
Potomac Elec. Light 6's.	105 1/2
Potomac Elec. Light 7's.	105 1/2
Potomac Elec. Light 8's.	105 1/2
Potomac Elec. Light 9's.	105 1/2
Potomac Elec. Light 10's.	105 1/2
Potomac Elec. Light 11's.	105 1/2
Potomac Elec. Light 12's.	105 1/2
Potomac Elec. Light 13's.	105 1/2
Potomac Elec. Light 14's.	105 1/2

TIRE MACHINE STOCKS.	
Capital Traction.	105 1/2
Wash. Ry. & Elec.	105 1/2
Wash. Ry. & Elec. Pfd.	105 1/2
Wash. Ry. & Elec. 5's.	105 1/2
Wash. Ry. & Elec. 6's.	105 1/2
Wash. Ry. & Elec. 7's.	105 1/2
Wash. Ry. & Elec. 8's.	1